



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	80
Exterior Wall	28	GLASS THRM	20
Roof Structure	09	RIDGE FRME	100
Roof Cover	11	SLATE	100
Interior Wall	05	DRYWALL	100
Interior Floor	07	CORK/VTILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures	11	100	
Frame	03	MASONRY	100
Story Height	11	100	
RMS	6	100	
Stories	1.	1.00	
Units	0	100	
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	1410	CONVENIENCE STORES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	4,057	100	4,057
BAS	63	100	63
BAS	280	100	280
CAN	300	30	90
PTO	300	5	15
TOTALS	5,000		4,505

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	CONVSTORE	- 0%	- 0									Heated Area: 4400 HX Base Yr	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			456,064
TOTAL MARKET OB/XF VALUE			90,275
TOTAL LAND VALUE - MARKET			127,200
TOTAL MARKET VALUE			673,539
SOH/AGL Deduction			144,625
ASSESSED VALUE			528,914
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			528,914
TOTAL JUST VALUE			673,539
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			495,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1721/1892	1/25/2011	WD	U	I	35	773,000
GRANTOR: NASSAU COUNTY DEVELOP						
GRANTEE: SUNSHINE PETRO INC						
1548/1762	1/31/2008	QC	U	I	02	900,000
GRANTOR: G G H 11 LLC						
GRANTEE: NASSAU COUNTY DEV C						

EXTRA FEATURES		850409 US HWY 17, YULEE															
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0400	CONC CURB	0	0	0	0	1,635.00	LF	15.00	15.00	100	2002	2002	3	87	21,337	
2	0803	ASPHALT C	0	0	0	0	29,855.00	SF	2.00	2.00	100	2002	2002	3	52	31,049	
3	0812	CONCRETE C	0	0	0	0	1,095.00	SF	4.00	4.00	100	2002	2002	3	83	3,635	
4	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2002	2002	3	21	84	
5	4950	BOLLARD	0	0	0	0	27.00	UT	100.00	100.00	100	2002	2002	3	100	2,700	
6	0463	FENCE GATE	0	0	0	0	5.00	UT	300.00	300.00	100	2002	2002	3	61	915	
7	0424	CL FNC 6'	0	0	0	0	94.00	LF	20.00	20.00	100	2002	2002	3	61	1,147	
10	0524	PUMP ISLND	0	0	15	4	60.00	SF	4.50	4.50	100	2002	2002	3	95	257	
11	0524	PUMP ISLND	0	0	15	4	60.00	SF	4.50	4.50	100	2002	2002	3	95	257	
12	0524	PUMP ISLND	0	0	15	4	60.00	SF	4.50	4.50	100	2002	2002	3	95	257	

BLD DATE		10/11/2018	KK	LGL DATE		10/11/2018	KK
XF DATE		10/11/2018	KK	LAND DATE		10/11/2018	KK
INC DATE				AG DATE			

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
BAS=[YR=2002] W9 BAS=[YR=2003] W35 S8 E35 N8\$ S8 W35 N8 W56 S44 CAN=[YR=2002] S3 PTO=[YR=2002] S3 E100 N3 W100\$ E100 N3 W100\$ E100 N24 BAS=[YR=2003] N7 W9 S7 E9\$ W9 N7 E9 N13\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001410	C	CONV STORE	0	0004	CI	200.00	212.00	42,400.00	SF		1.00	1.00	1.00	3.00	3.00	127,200							

